



**TOWN OF FISHKILL**  
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**PLANNING BOARD MEETING AGENDA FOR APRIL 13, 2006**

The Planning Board Meeting will be held on Thursday, April 13, 2006 at 6:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

**EDUCATIONAL SEMINAR:**

Hudsonia to present the findings of their recent completed study entitled, "Significant Habitats of Fishkill and Sprout Creek Corridors."

**MEETING MINUTES:**

Board to review and approve the March 23, 2006 Planning Board Meeting Minutes.

**REVIEWS:**

1. **Rainbow Ridge Pet Cemetery and Crematory - Site Development Plan** - Summarization of the issuance of a building permit as conditioned upon the completion of a Town approved "Hold Harmless Agreement" and consistency with the Planning Board's approved Site Development Plan.
2. **JCN Properties, LLC** - Board to discuss the Town Engineer's memorandum dated March 24, 2006.
3. **Stadium Plaza (formerly known as The Waterfront at Fishkill Phase VI Retail Parcel) - Subdivision** - project review.
4. **ZBA Referral - Application No. ZB06-008 - 299 Baxtertown Road - R-40 Zoning District** - Applicants are requesting a 15' variance to construct an addition to the existing house, creating a 10' side yard setback where 25' is the minimum in the R-40 Zoning District.
5. **ZBA Amended Application No. - ZB06-003 - 142 Riverview Drive - R-20 Zoning District** - Discussion.

**PUBLIC HEARINGS:**

1. At 7:30 p.m. or as soon thereafter as possible - **Stadium Plaza (formerly known as The Waterfront at Fishkill Phase VI Retail Parcel) - Subdivision** - Applicant seeks Preliminary Subdivision Approval to subdivide a parcel totaling 32.824 acres into three (3) lots. Lot 1 will consist of 2.038 acres, Lot 2 will consist of 1.995 acres and Lot 3 will consist of 28.791 acres. The parcel for this proposal is located at 1485 Route 9D, in the GB (General Business) Zoning District.

**PUBLIC HEARINGS:** (continued)

2. At 7:30 p.m. or as soon thereafter as possible - **Van Wyck Mews (formerly known as Merritt Park Condominiums) - Site Development Plan** - Applicant seeks Preliminary Site Development Plan Approval for the construction of 337 condominium flats within 16 multi-family buildings and two (2) mixed-use buildings, the development of a total of 21,790 S.F. of accessory neighborhood-level non-residential use within the mixed-use buildings, the construction of a clubhouse and recreation area and the installation of supporting improvements including access roadways, parking areas, water supply and sanitary sewage facilities, stormwater facilities, landscaping, lighting and other improvements. The parcel for this proposal is located on the south side of Merritt Boulevard, in the RMF-5 and R-4A Zoning Districts and shall consist of 51.094 acres. The Action is a Type I under SEQRA for which the Planning Board serves as Lead Agency.
  
3. At 7:30 p.m. or as soon thereafter as possible - **Resubdivision OF Parcel 1, Filed Map No. 11813A and LOT 3, Filed Map no. 11813** - Applicant seeks Preliminary Subdivision Approval to resubdivide Parcel 1, Filed Map No. 11813A together with the land consolidation of a portion of Parcel 1, Filed Map No. 11813A and Parcel 3, Filed Map. No. 11813 with the lands of MBM Company LLC which subdivision involves a parcel totaling 12.4 acres to be subdivided as follows: Lot 1 shall consist of 33.357 acres, Lot 2 shall consist of 51.094 acres (the project site for Van Wyck Mews) and Parcel A shall consist of 23.198 acres and Parcel B shall consist of 16.352 acres which parcels shall be consolidated with the lands of MBM Company, LLC. The parcels for this proposal are located on the south side of Merritt Boulevard in the RMF-5 and R-4A Zoning Districts. The Action is a Type I under SEQRA for which the Planning Board serves as Lead Agency.